



**2 Furze Croft, Gresham Way, St. Leonards-On-Sea, TN38 0UF**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £250,000**

A RARE OPPORRUNITY has arisen to acquire this TWO BEDROOMED APARTMENT situated on the GROUND FLOOR of this PERIOD RESIDENCE set behind PRIVATE GATES and enjoying direct access onto an exceptionally well manicured COMMUNAL GARDENS. There are also OFF ROAD PARKING FACILITIES.

The apartment retains MANY PERIOD FEATURES with its HIGH CEILINGS, BAY WINDOWS, CORNicing, CEILING ROSES and FIREPLACE, whilst offering spacious accommodation throughout. Accommodation comprises a hallway, 24ft LIVING ROOM with separate kitchen, TWO BEDROOMS and a bathroom. The living room and master bedroom do have a PARTIAL SEA VIEW, whilst also offering a FANTASTIC OUTLOOK over the aforementioned gardens.

Located in a sought-after region of St Leonards, within easy reach of central St Leonards with its range of shops, bars and eateries, in addition to the seafront and West St Leonards station. Viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

With grand communal entrance hall, private front door leading to:

#### **ENTRANCE HALLWAY**

Telephone entry point, wall mounted thermostat control, radiator.

#### **LOUNGE**

24'2 max x 17'10 (7.37m max x 5.44m)

Extremely spacious light and airy room with high ceilings, large double glazed bay window to rear aspect enjoying a pleasant outlook over the communal gardens and having partial views of the sea, feature fireplace, ceiling cornicing and rose, picture rail, two radiators.

#### **KITCHEN**

8'7 x 6'5 (2.62m x 1.96m)

Comprising a range of eye and base level units with worksurfaces over, gas hob with extractor above and oven & grill below, stainless steel inset sink, double glazed window to side aspect, radiator.

#### **BEDROOM**

16'4 x 12'8 (4.98m x 3.86m)

Floor to ceiling double glazed window and sliding door to rear aspect leading out to the communal gardens and having partial views of the sea, two built in wardrobes, picture rail, ceiling cornicing and rose, radiator,

#### **BEDROOM**

12'1 x 7'8 (3.68m x 2.34m)

Two double glazed windows to rear aspect overlooking the communal garden, ceiling cornicing and rose, radiator.

#### **BATHROOM**

Panelled bath with shower attachment and shower screen, wc, wash hand basin, part tiled walls.

#### **COMMUNAL GARDENS**

The property enjoys direct access onto the beautifully presented communal gardens which feature a plethora of mature shrubs, plants and trees, whilst also enjoying a south-westerly aspect.

#### **PARKING**

Allocated off road parking space.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: Share of freehold

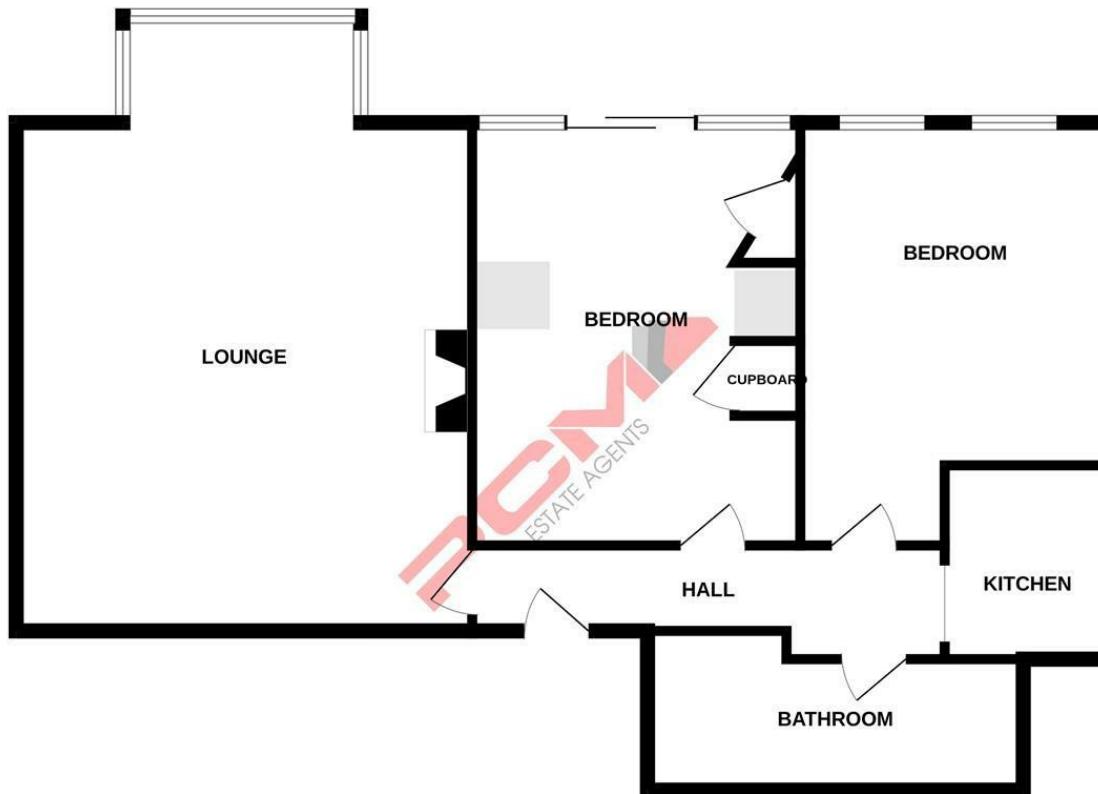
Service Charge: £3682.27 per annum

Ground Rent: TBC

Council Tax Band: B



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.